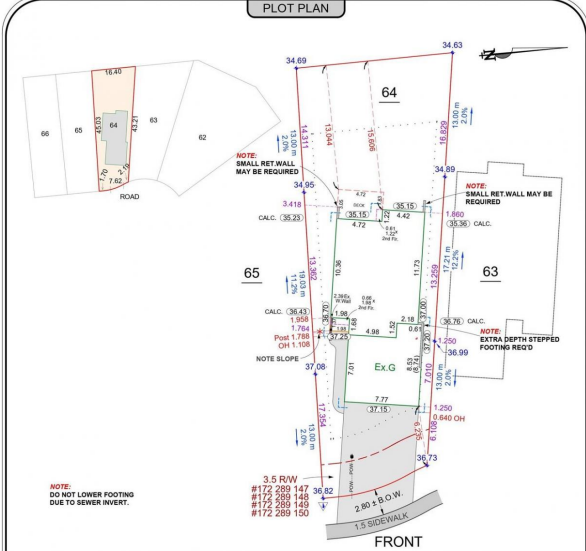


**PLOT PLAN**



ELEVATION DETAILS		NOTES	DETAILS
HOUSE TYPE:	2 STOREY	- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES. - ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION. - ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREAFTER. - BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN. CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY.	LOT AREA: 303.03 m <sup>2</sup> (8647.8 sq ft) HOUSE AREA: 171.15 m <sup>2</sup> (1842.3 sq ft) HOUSE COVERAGE: 56.48 % DECK AREA: 13.66 m <sup>2</sup> (147.0 sq ft) TOTAL COVERAGE: 2.26 % DRIVEWAY AREA: 91.10 m <sup>2</sup> (980.6 sq ft)
FINISHED FLOOR:	38.26		
BOTTOM OF FOOTING:	55.01		
BASEMENT HEIGHT:	9'0"		
FINISHED GRADE AT FRONT STEP:	37.25		
5 RISE		- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN COMPLIANCE WITH THE LOT GRADING PLAN.	LOWEST BUILDING OPENING: 35.00 LOWEST BOTTOM OF FOOTING: 34.80
FINISHED GRADE AT BACK OF HOUSE:		- MAIN WATER LEADERS TO BE DETERMINED. NO INFORMATION ON ENGINEERING. CONTACT ENGINEER PRIOR TO CONSTRUCTION.	
35.15 - WALKOUT			
GRADE BELOW BACKSIDE DOOR SILL:			
GRADE BELOW BASEMENT WINDOWS: WELL AS REQ'D			
TOP OF CONCRETE BASEMENT WALL: 37.96		- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 2" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 37.15. GARAGE FOOTING: 35.63	
GARAGE FLOOR: *SEE NOTES*			
SANITARY SEWER SERVICE INVERT: 34.12		<b>NOTE:</b> 9' MINIMUM FROST COVERAGE	
FOOTING SIZE: 0.20			

LEGEND	
PROPOSED CLEAN OUT	PROPOSED HYDRANT
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL
PROPOSED E.C. LOCATION	PROPOSED POWER SERVICE
PROPOSED TRANSFORMER	PROPOSED FENCE LINE
	PROPOSED BACK OF CURB
	PROPOSED BACK OF WALK
	PROPOSED LIP OF LAINE
	PROPOSED UTILITY WALK
	DESIGN GRADE ELEVATION
	AS-BUILT ELEVATION
	PROPOSED ELEVATION
	CENTERLINE ELEVATION

<b>LEGAL INFORMATION</b>	Pals Geomatics Corp. EMAIL: PLOTPLAN@PALSGEOMATICS.COM PHONE: 780-455-3177 FAX: 780-463-1391	<b>DWG DETAILS</b>	
LOT: 64	BLK/CDC: 8	PLAN NUM: 172-3137	Rev. No. 1 Date: 4/22/09
CIVIC ADDRESS: 152 EDGEWATER CIRCLE			01 Date: 4/22/22
			02 Date: 4/4/23
LOCATION: LEDUC			DESIGNER: AMACDONALD
SUBDIVISION: EDGEWATER ESTATES			DRAWN BY: AMACDONALD
			DECK TEXT
			BUILDER/OWNER: (STANDARD)
			MOBILE: (STANDARD)
			JOB NUM: (STANDARD)
			LOT ZONING: MUR
			SCALE: 1:300

# 152 EDGEWATER Circle Leduc AB

\$259,800

Great Opportunity to own this fully serviced walkout lot in prestigious community Of Southfork Leduc , where you have option to choose your own builder or seller can custom built your dream home .This prestigious walkout lot has building pocket of 32' & seller has drawings ready of 32' wide house . Very close to Edmonton Airport & Leduc Common & Hi way 2 .

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

mannysell@gmail.com



RE/MAX Elite

304 Windermere Road, Edmonton, AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net